ACTON URBAN AREA

AMENDMENT NO. 3 TO THE OFFICIAL PLAN FOR THE HALTON PLANNING AREA

DECEMBER 1982

THE REGIONAL MUNICIPALITY OF Halton

AMENDMENT NO. 3 TO THE OFFICIAL PLAN FOR THE HALTON PLANNING AREA

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Introduction

Part A - The Preamble does not constitute part of this amendment.

Part B - The Amendment, consisting of two items and a map, constitutes Amendment No. 3 to the Official Plan for the Halton Planning Area.

Part C - The Appendices does not constitute part of this amendment. These Appendices (I through VII inclusive) contain a map and textual description of the Urban Area, the Acton Urban Area Review Study Report and Background Report, terms of reference for the Acton Urban Area Review, relevant Regional Council resolutions, correspondence and description on public involvement associated with this amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is:

1. To change the policy area designations of certain lands, as shown on Schedule "A" attached.

2. To provide an interpretation of the limits of the Urban Area designations shown on policy Map 1: The Regional Concept.

LOCATION

This amendment consists of two parts which shall be referred to as Items (1) and (2).

Item (1): The lands affected by the redesignations are shown on Schedule "A" (Map 1: The Regional Concept), and are located both in and adjacent to the existing Acton Urban Area in the Town of Halton Hills.

Item (2): A reference to, and interpretation of, the limits of the five geographic designations shown on policy Map 1 appears in the second sentence of the second paragraph following the heading "Growth Management Policies" in Part I (Introduction), Section 9 (Interpretation) of the Official Plan for the Halton Planning Area. An interpretation of the limits of the Urban Areas is added.

BASIS

This amendment is based on the results and recommendations of a joint study undertaken by the Regional Municipality of Halton and the Town of Halton Hills and which are contained in two reports: 1) Acton Urban Area Review Study; Study Report, February 1982 (Appendix III to this amendment) and; 2) Acton Urban Area Review Study: Background Report, October 1981 (Appendix IV).

The Acton Study was undertaken primarily to resolve two major issues relating to the Acton Urban Area designation in the Regional Official Plan, as approved by the then Minister of Housing on August 1, 1980. Firstly, the Official Plan for the Halton Planning Area designates on Map 1: The Regional Concept, an Urban Area for Acton within which fully serviced urban development may proceed. Since this Map 1 does not facilitate a detailed interpretation of the exact

boundary location, the Region prepared this amendment to provide a clearly delineated and well defined Urban Area for Acton.

Secondly, a number of landowners with property situated adjacent to and outside the Acton Urban Area, who wanted to develop their lands for urban purposes, objected to the designation on their lands and wished to have the Urban Area of Acton expanded to include their lands. At the Region of Halton's request in December 1979, the Minister of Housing agreed to defer his decision to either approve or refer to the Ontario Municipal Board several items in the Regional Official Plan relating to the Acton Urban Area while the Region of Halton and the Town of Halton Hills undertook a study to resolve these issues.

In November 1980, both Councils for the Regional Municipality of Halton and the Town of Halton Hills approved Terms of Reference for the Acton Urban Area Review (Appendix VI) and a consultant was retained in January 1981, to undertake this Study. The primary objective of this Study was to review and determine the most suitable Urban Area for Acton using appropriate planning criteria and given the constraint of the water pollution control plant.

On 81 11 12, the Minister of the Environment confirmed that the Acton Water Pollution Control Plant has a rated capacity of 1 million gallons per day (4,546 m^3/d) and that the Ministry has approved a population equivalent of 10,000 people for effluent discharge to the receiving stream (Appendix V).

The Acton Urban Area Study Report recommends an Urban Area for Acton which forms the basis of this amendment. The results of the Study project the population of Acton to be in the area of 10,500 by the year 2001. However, the Urban Area, as recommended in the Study Report, and reflected in this amendment, was based on accommodating a population growth to 10,000 due to the servicing limitations of the Acton Water Pollution Control Plant and receiving capabilities of Black Creek.

The Urban Area as proposed in this amendment recognizes the following contraints and factors, among others: limits

imposed by the receiving stream and the water pollution control plant design capacity; natural and man made physical features and barriers; and local, regional and provincial planning policies. The complete results and recommendations of the Acton Urban Area Review Study are contained in two reports identified as Appendix III and Appendix IV to this amendment (under separate cover).

PART B - THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled Part B - The Amendment, consisting of the following text and attached map designated Schedule "A", constitutes Amendment No. 3 to the Official Plan for the Halton Planning Area.

DETAILS OF THE AMENDMENT

The Official Plan for the Halton Planning Area is amended as follows:

Item (1):

The areas indicated on the attached Schedule "A" of the Official Plan Map 1: The Regional Concept are redesignated as follows:

Areas shown as a) are redesignated from "Rural Area" to "Urban Area".

Areas shown as b) are redesignated from "Niagara Escarpment Complementary Use Area" to "Urban Area".

Areas shown as c) are redesignated from "Urban Area" to "Rural Area".

(Appendix I and Appendix II contain a detailed map and a textual description of the Urban Area for reference purposes, respectively.)

Item (2):

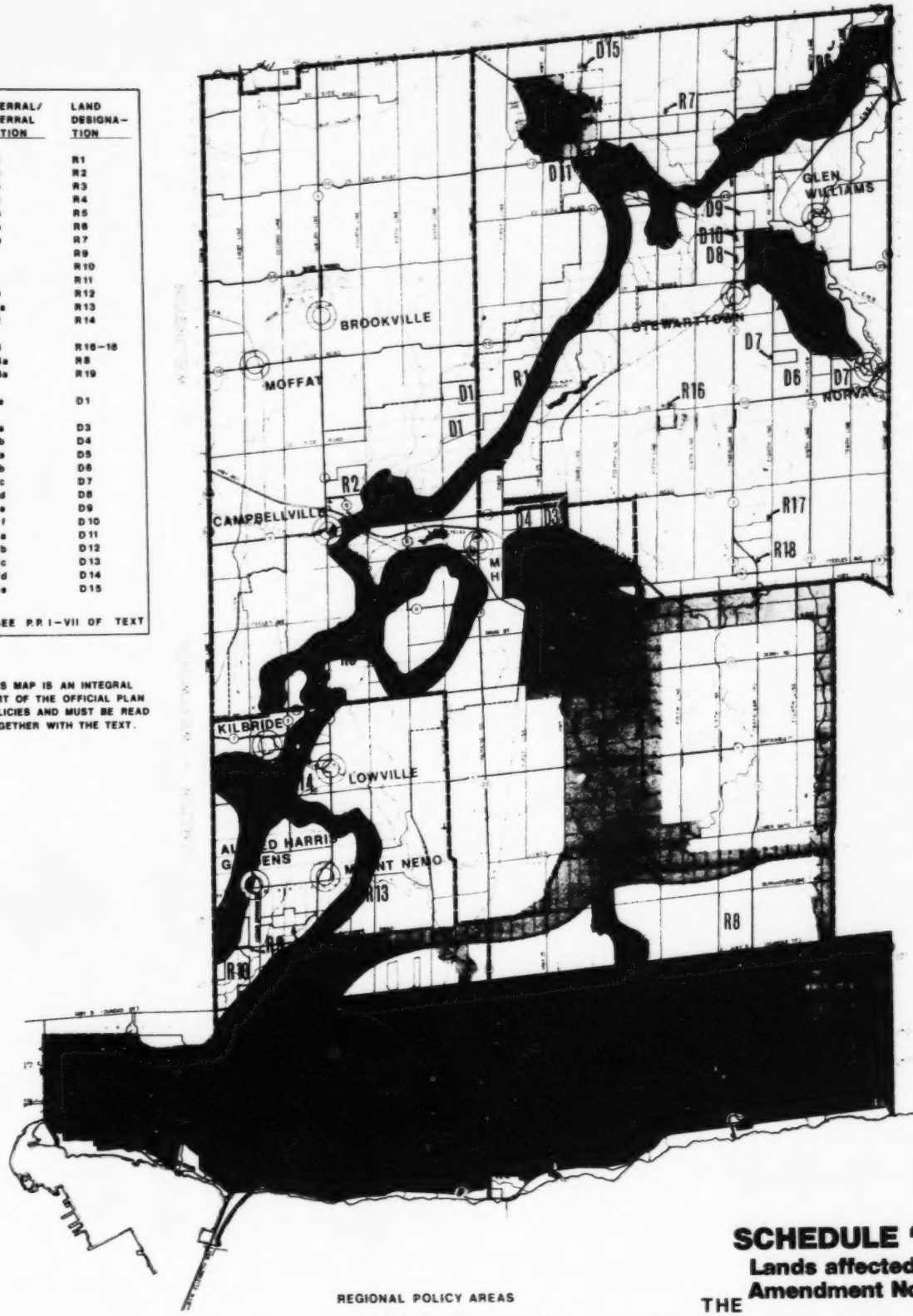
Part I (Introduction), Section 9 (Interpretation) of the Official Plan for the Halton Planning Area, and as amended by Amendment No. 4, Georgetown Urban Area, is hereby amended following the third paragraph after the heading "Growth Management Policies" by adding the paragraph:

"Where the limits of the Urban Areas do not coincide with original Township Lot or Concession lines, or identifiable physical features, and where a portion of an urban development proposal extends beyond those limits, the proposal may be deemed by the Region to be within the Urban Area only if the inclusion of that portion of the development proposal is considered minor in nature and is required for the purposes of proper site or subdivision design."

REFERRAL/ DEFERRAL SECTION	LAND DESIGNATION
A2a	R1
A3a	R2
A3b	R3
A3c	R4
A4a	R5
A5a	R6
A6a	R7
A7	R9
A8	R10
A9	R11
A10	R12
A11a	R13
A12	R14
A14	R16–18
A15a	R8
A16a	R19
B2a	D1
B4a	D3
B4b	D4
B5a	D5
B5b	D6
B5c	D7
B5d	D8
B5e	D9
B5f	D10
B6a	D11
B6b	D12
B6c	D13
B6d	D14
B6e	D15

*SEE P.R I–VII OF TEXT

THIS MAP IS AN INTEGRAL PART OF THE OFFICIAL PLAN POLICIES AND MUST BE READ TOGETHER WITH THE TEXT.



SCHEDULE "A"

Lands affected by Amendment No. 3

THE REGIONAL CONCEPT 1

PROVINCIAL POLICY AREAS

- PARKWAY BELT
- BOUNDARY OF NIAGARA ESCARPMENT COMMISSION'S PROPOSED PLAN

REGIONAL POLICY AREAS

- -PARKWAY BELT EXTENSION- PUBLIC USE AREA COMPLEMENTARY USE AREA
- -NIAGARA ESCARPMENT- SCARP PROTECTION AREA COMPLEMENTARY USE AREA
- URBAN AREA
- WATERFRONT AREA
- HAMLETS RURAL

PROPOSED REDESIGNATIONS

(a) From "Rural Area" to "Urban Area"

(b) From "Niagara Escarpment Complementary Use Area" to "Urban Area"

(c) From "Urban Area" to "Rural Area"

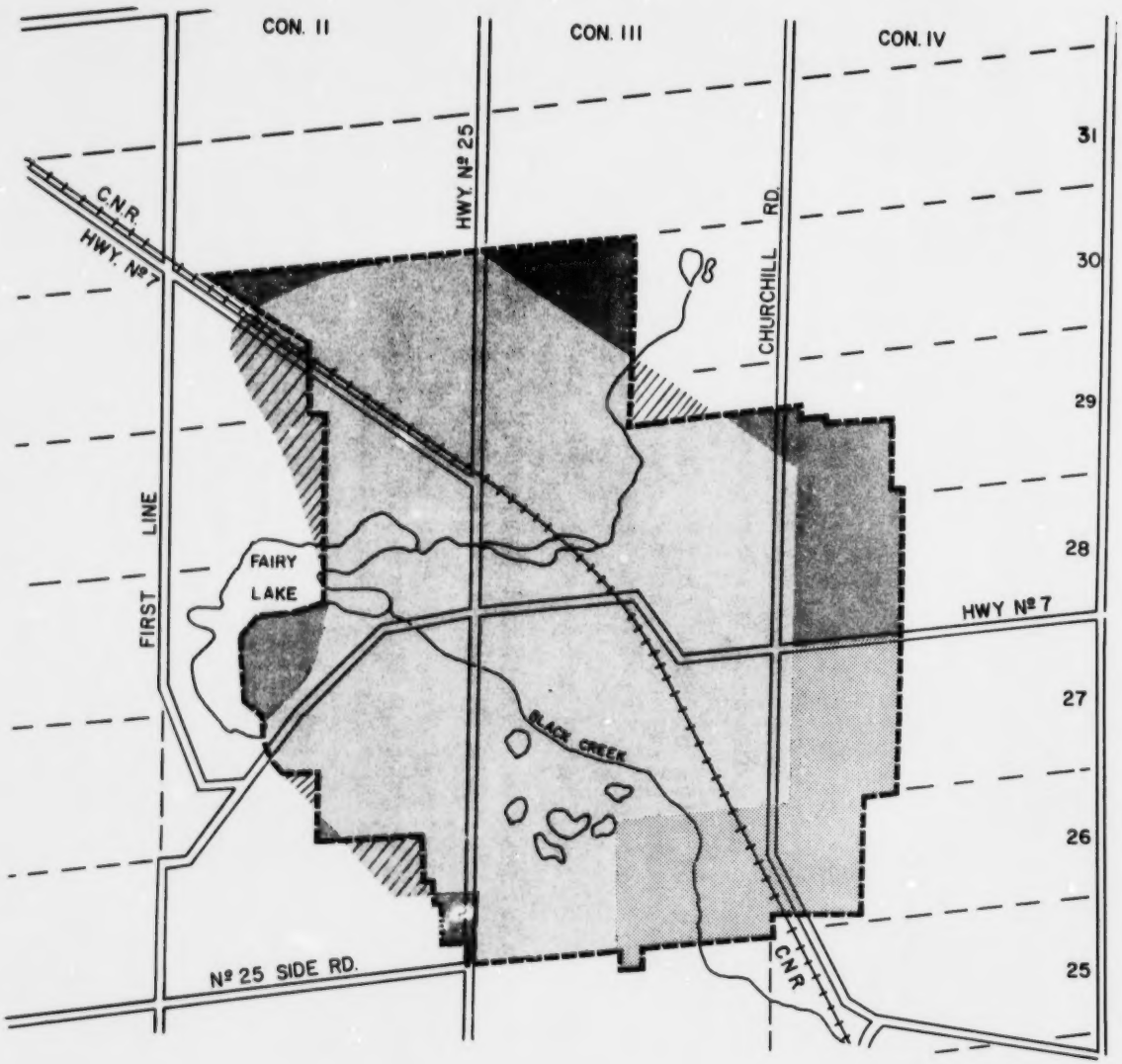
PART C - THE APPENDICES

The following Appendices do not constitute part of Amendment No. 3, but are included as information supporting the Amendment.

Appendix I	Urban Area of Acton - map
Appendix II	Textual Description of the Urban Area
Appendix III	Acton Urban Area Review Study: Study Report, February, 1982. (under separate cover)
Appendix IV	Acton Urban Area Review Study: Background Report, October, 1981. (under separate cover)
Appendix V	Correspondence from the Ministry of the Environment
Appendix VI	Terms of Reference for Halton Hills (Acton) Urban Area Review
Appendix VII	Public Consultation

APPENDIX I

(Urban Area of Acton - Map)



Amendment No. 3

to the Official Plan

for the Halton Planning Area

ACTON URBAN AREA

0 0.4 0.8
KILOMETRES

EXISTING URBAN AREA

AREAS AFFECTED BY THIS AMENDMENT

PROPOSED REDESIGNATIONS

(a) from "Rural Area" to "Urban Area"

(b) From "Niagara Escarpment Complementary Use Area" to "Urban Area"

(c) from "Urban Area" to "Rural Area"

APPENDIX II

(Textual Description of the Urban Area)

TEXTUAL DESCRIPTION OF THE URBAN AREA OF ACTON

The Acton Urban Area is that area described by the following limits:

COMMENCING at the northwest angle of Lot 30, Concession III, in the former Township of Esquesing;

THENCE northeasterly following the northwest limit of said Lot 30, to the line which divides the northeast and southwest halves of Concession III;

THENCE southeasterly following the said dividing line to a point in the northwest limit of Lot 29, Concession III;

THENCE continuing southeasterly along the said dividing line 690 feet (210 m) more or less to a point;

THENCE northeasterly to the centre line of the road allowance between Concession III and Concession IV (Third Line);

THENCE northeasterly 223 feet (68 m) to a point in Lot 29, Concession IV, distant 190 feet (58 m) measured northeasterly from the southwest limit of Lot 29, Concession IV;

THENCE southeasterly 100 feet (30 m) parallel to the southwest limit of Lot 29, Concession IV;

THENCE 347 feet (106 m) northeasterly to a point;

THENCE southeasterly 164 feet (50 m) more or less to a point distant 537 feet (164 m) measured northeasterly from the southwest limit of Lot 29, Concession IV;

THENCE southeasterly 164 feet (50 m) to a point;

THENCE northeasterly 937 feet (286 m) along the northwest limit of the Halton Board of Education's lands to a point;

THENCE southeasterly along the northeast limit of the Halton Board of Education's lands 1,022 feet (312 m) more or less to a point in the northwest limit of Lot 28, Concession IV;

THENCE northeasterly along the northwest limit of Lot 28, Concession IV, to a point, said point being distant 1,750 feet (533 m) measured northeasterly from the southwest limit of the road allowance between Concessions III and IV, also known as Churchill Road;

THENCE southeasterly in a line parallel to the line betweeen Concession III and IV in Lot 28 and Lot 27 to a point in the northwest limit of Lot 26, Concession IV, said point being distant 1,750 feet (533 m) from the northwest limit of the road allowance between Concessions III and IV, also known as Churchill Road;

THENCE southwesterly along the northwest limit of Lot 26, Concession IV to a point distant 1,266 feet (386 m) measured from the northwest limit of the road allowance between Concessions III and IV;

THENCE southeasterly parallel to the line between Concessions III and IV, 1,650 feet (503 m) more or less to a point;

THENCE southwesterly to a point on the line dividing Concession III and Concession IV, measured 322 feet (98 m) northwesterly from the southwest angle of Lot 26, Concession IV;

THENCE southeasterly along the said dividing line to the southwest angle of Lot 26, Concession IV;

THENCE southwesterly along the southeast limit of Lot 26, Concession III to a point, said point being 300 feet (91 m) measured northeasterly from the line dividing the northeast and southwest halves of Concession III;

THENCE southeasterly 300 feet (91 m) to a point in the northeast half of Lot 25, Concession III, said point being distant 300 feet (91 m) measured northeasterly from the line dividing the northeast and southeast halves of Concession III;

THENCE southwesterly 300 feet (91 m) to the dividing line between the northeast and the southwest halves of Lot 25, Concession III;

THENCE northwesterly 300 feet (91 m), more or less, to the northwest limit of Lot 25, Concession III;

THENCE southwesterly to a point in the southwest limit of Highway 25 as widened by Deposit Plan 491;

THENCE northwesterly along Highway 25, as widened, 419 feet (128 m) more or less to a point;

THENCE southwesterly 367 feet (112 m) to a point;

THENCE northwesterly 554 feet (169 m) to a point;

THENCE southwesterly along the fence 152 feet (46 m) to a point;

THENCE northwesterly along a fence 334 feet (102 m) to a point;

THENCE southwesterly 136 feet (41 m) to a point;

THENCE northwesterly 625 feet (191 m) more or less to a point in the northwest limit of Lot 26, Concession II;

THENCE southwesterly along the northwest limit of Lot 26, Concession II, 1,482 feet (452 m) more or less to a point, said point being the west limit of Plan M-94;

THENCE northwesterly 995 feet (303 m) along the westerly limit of Block D, Plan M-94;

THENCE southwesterly along the southeast limit of Block B & C of Plan M-94, 510 feet (155 m) to a point, said point being the south angle of Block C, Plan M-94;

THENCE northwesterly along the south limit of said Block C, 318 feet (97 m) more or less to the east limit of Mill Street; and continuing along the same line northwesterly to the high water mark of Fairy Lake;

THENCE continuing along the high water mark of Fairy Lake in a northwesterly direction to a point where it intersects the dividing line between the northeast and southwest halves of Lot 28, Concession II;

THENCE northwesterly from said point of intersection along the dividing line between the northeast and southwest halves of Concession II in Lot 28 and Lot 29 to the point it intersects the northwest limit of Lot 29, Concession II;

THENCE southwesterly along the southeast limit of Lot 30, Concession II, 222 feet (68 m) to a point, said point being distant 1,940 feet (591 m) measured northeasterly from the southwest angle of Lot 30, Concession II;

THENCE northwesterly in a line parallel to the road allowance between Concession I and Concession II, to a point in the north limit of the C.N.R. Right-Of-Way;

THENCE westerly along the north limit of the C.N.R. Right-Of-Way to its intersection with the northwest limit of Lot 30, Concession II;

THENCE northeasterly along the northwest limit of Lot 30, Concession II and Concession III to the point of commencement.

APPENDIX III - under separate cover

(Acton Urban Area Review Study: Study Report, February, 1982)

APPENDIX IV - under separate cover

(Acton Urban Area Review Study: Background Report, October, 1981)

APPENDIX V

(Correspondence from the
Ministry of the Environment)

Ontario

Office of the Minister

Ministry of the Environment

135 St. Clair Avenue West
Toronto, Ontario
M4V 1P5
416/965-1611

November 12, 1981

Mr. D.Y. Perlin
Chief Administrative Officer
Regional Municipality of Halton
P.O. Box 7000
1151 Bronte Road
Oakville, Ontario
L6J 6E1

Dear Mr. Perlin:

Staff reviewed your letter of September 24, 1981 with respect to the Town of Halton Hills, Acton Urban Area Review Study, and indicate that it is a very complete and impressive reporting of the situation with respect to development in the area. Your perception of the problems is correct and these are well set out in your letter.

I am advised that the receiving stream is so limited in nature that it is difficult to apprehend how it could handle additional effluent loadings from an expanded sewage plant. For this reason, it is difficult to see how a sewage plant study for Acton similar to that in Georgetown would permit additional inputs to the receiving stream. The dilution capability of the stream at Acton is entirely different than the situation at Georgetown and a pure review of the plant and its capability would not answer the question as to the capacity of the receiving stream to accept waste. As such, future studies at Acton are foreseen as being more research oriented than the Georgetown studies.

The Acton Water Pollution Control Plant has a rated capacity of 1.0 MIGD and the Ministry has approved a population equivalent of 10,000 people for effluent discharge to the receiving stream. The approved discharge is based on a "grandfather" situation which existed prior to plant expansion and requires the application of high treatment technology. Although approved effluent loadings have not been increased from the "grandfather" situation, it is extremely unlikely that the Provincial surface water quality criteria and objectives will be met in Black Creek

when the existing plant reaches its approved capacity. However, in order not to place an excessive burden on municipalities, it has been the normal practice of this Ministry to refrain from downrating existing treatment capacity to comply with revisions in Provincial water quality criteria and standards until such time as the plant is proposed for expansion.

As you are aware, this Ministry is now guided by a policy of water quality protection. The receiving stream at Acton has limited capacity for effluent dilution and assimilation and we are not persuaded that the level of treatment desired for an expanded facility can be achieved using the best available technology.

However, I wish to confirm that the Ministry has agreed that approximately 300,000 IGPD of approved capacity is not being utilized at the plant. This is a significant portion of the plant's approved capacity which is still available for servicing in Acton. Beyond this potential, the provision of sanitary services would have to be based on other servicing alternatives.

Yours very truly,

Keith C. Norton
Minister
M.P.P. Kingston and the Islands

APPENDIX VI

(Terms of Reference for the Halton Hills
(Acton) Urban Area Review)

TERMS OF REFERENCE

STAGE I

HALTON HILLS (ACTON)

URBAN AREA REVIEW

TOWN OF HALTON HILLS

REGIONAL MUNICIPALITY OF HALTON

SECTION 1. INTRODUCTION

(1) BACKGROUND

The Official Plan for the Regional Municipality of Halton, adopted by Regional Council in September 1978 and approved by the Minister of Housing on August 1, 1980, established urban area boundaries for Acton which were intended to limit urban development to an equivalent population of 10,000, based on current sewage treatment capacity. A number of landowners situated adjacent to the approved Acton boundaries questioned the population limit and sought extension of the Urban Area boundaries, requesting that the matter be referred to the Ontario Municipal Board. Subsequently, the Minister of Housing agreed to defer the approval or referral of several matters pertaining to these issues until the Town and the Region have completed studies to resolve them.

The Ministry of the Environment recently confirmed the 10,000 population equivalent for Acton in their August 11, 1980 letter (attached as Appendix A). For this reason, the Acton Urban Area Review has been divided into 2 stages. Stage I is intended to deal with the planning issues, given the fixed sewage treatment capacity. Stage II, if proceeded with, would deal firstly with the engineering and financial questions related to expanding the capacity of the sewage treatment system and secondly with the planning issues once the availability and financial feasibility of an expanded sewage treatment system are proven.

(2) STUDY PURPOSE

The purpose of Stage I of the Acton Urban Area Review (referred to in these Terms of Reference as the "Study") is to determine:

(a) the most appropriate urban boundaries for Acton, given a maximum equivalent population for sewage treatment purposes of 10,000; and

(b) the preferred land use designations for the undeveloped lands within the selected boundaries.

(3) STUDY AREA

In general terms, the Study Area includes lands in the Town of Halton Hills which form part of the developed community of Acton. More precise Study Area boundaries will be defined by the Consultant during the Study, subject to the approval of the Steering Group.

The Study Area should be defined to indicate the boundaries of the old Acton Official Plan and the current boundaries of the Regional Official Plan and such that it will include all lands which could be included within urban boundaries to accommodate the 10,000 equivalent population.

(4) STUDY OBJECTIVES

The objectives for the Consultant selected to carry out this Study will be to:

(a) verify the population equivalents of existing, committed and potential development within the Study Area as shown on Table 1 of Appendix B;

(b) translate the population equivalent limit of 10,000 into land requirements;

(c) based on the identified land requirements, determine the suitability of the approved urban boundaries;

(d) recommend precise urban boundaries for review with the Steering Group;

(e) provide appropriate liaison between the Consultant and the Steering Group, involved agencies and other affected parties; and

(f) conduct all aspects of the Study so as to be fully prepared to provide expert evidence at any public hearings that may be necessary to resolve the urban area boundaries for Acton and land use designations therein.

SECTION 2. STUDY COMPONENTS

Proposals should contain a work program or similar discussion of Study approach. The following paragraphs summarize some of the important components.

(1) PHASE 1 - PROJECT ORGANIZATION

(a) REVIEW EXISTING DATA:

The Consultant will assemble existing studies, reports and other documents which relate to and have an influence on the Study Area. This background information is to be carefully reviewed and assessed to determine its validity and usefulness to accomplish Study objectives. The Consultant will conclude by identifying any data to be verified and any additional data which will be required to complete a comprehensive, up-to-date data base, including the extent of any new mapping, sampling or other field work necessary for the Study.

(b) CONTACT INVOLVED AGENCIES:

The Consultant will establish contact with municipal officials and representatives of agencies responsible for, or concerned with the future development of the Study Area. A list of appropriate officials and agencies will be provided.

(c) PREPARE BASE MAPPING:

Working from existing base mapping to be supplied by the Town, the Consultant will prepare mapping of the Study Area at the

scale(s) required for specific purposes. Base mapping should be prepared at a size appropriate for display as exhibits at hearings.

(2) PHASE 2 - RESEARCH AND ANALYSIS

(a) FIELD SURVEYS AND MAPPING:

The Consultant will undertake field surveys to obtain Study data not available in other forms or from other sources. Certain key data will be mapped or graphically illustrated as required for the Study. This information will be used to provide an accurate inventory of existing conditions and to validate existing data.

(b) POPULATION PROFILE:

The Consultant will undertake a review of Study Area settlement and population structure. Methods and variables will be suggested by the Consultant and may include such factors as age/sex distribution, household creation rate, household size, natural increase rate, migration rate, etc. This information will assist in identifying possible population trends in the Study Area up to 2001.

(c) EMPLOYMENT PROFILE:

The Consultant will investigate economic and employment trends characterizing the Study Area and the factors governing

employment growth/decline in the various economic sectors. This information will be used in developing an employment forecast to the year 2001.

(d) LAND CAPABILITY INVESTIGATIONS:

The Consultant will investigate land capability of the undeveloped portions of the Study Area, considering factors such as soils, slope, drainage, vegetation, etc., to identify possible physical constraints on future development.

(e) SERVICING REVIEW:

The Consultant will review available data on utility services to identify any possible constraints on the location or form of future development. The option of servicing the Beardmore lands will also be examined.

(f) DRAFT BACKGROUND REPORT:

The results of the research and analysis phase will be summarized in a Background Report, suitably illustrated with appropriate maps, tables, etc., for presentation and review by the Steering Group.

(g) FINAL BACKGROUND REPORT:

The Consultant will revise the draft Background Report in accordance with instructions received from the Steering Group.

(3) DESIGN AND EVALUATION

(a) FUTURE LAND REQUIREMENTS:

The Consultant will estimate future land requirements in the Study Area based on the 10,000 population equivalent. Land requirements (including any vacancy allowance) will be specified for residential, institutional, commercial and industrial and open space activities. The redevelopment of Acton will be analyzed and considered. Preferred locations for land uses will also be identified at a level of detail suitable for Secondary Plan purposes.

(b) BOUNDARY ASSESSMENT:

The Consultant will assess the approved urban boundaries of Acton in relation to future land requirements and considering development constraints, property ownership and any other factors pertinent to the analysis.

(c) NEW BOUNDARY DEFINITION:

The Consultant will recommend precise urban boundaries for Acton sufficient to accommodate development to a maximum equivalent population of 10,000, in accordance with the preferred land use plan and in accordance with the commitment not to reduce the current boundaries in the Regional Official Plan.

(d) DRAFT STUDY REPORT:

The Consultant will prepare a draft Study Report summarizing the findings of the design and evaluation phase of the Study. The draft Study Report will set out the Consultant's recommendations on future land needs and urban area boundaries.

(e) FINAL STUDY REPORT:

A final Study Report will subsequently be prepared by the Consultant to incorporate instructions from the Steering Group on any changes to be made.

SECTION 3. PROJECT MEETINGS

The Consultant will meet with the Steering Group as follows:

MEETING NO. 1: - to provide introductions, organize the project and obtain background information

MEETING NO. 2: - to report progress on research and analysis work

MEETING NO. 3: - to present the draft Background Report and to receive instructions on any revisions to be made

MEETING NO. 4: - to review findings of future land requirements

MEETING NO. 5: - to present the draft Study Report and to receive instructions on any revisions to be made

SECTION 4. LIAISON AND PUBLIC PARTICIPATION

(1) PROJECT LIAISON

The Study will be directed by the Halton Hills Urban Areas Review Steering Group which consists of the Town Mayor, the Chairman of the Town Planning Committee, the Chairmen of Regional Council and Planning Committee, and representatives from the Planning and Engineering/Public Works Departments of both the Town and the Region and the Ministry of the Environment.

(2) PUBLIC PARTICIPATION PROGRAM

If deemed appropriate to the Study by the Consultant, he will suggest the nature and timing of public participation.

SECTION 5. PROJECT REPORTS AND MAPPING

(1) REPORT COPIES

The Consultant will submit fifteen (15) copies of all project Reports.

(2) TEXT REPRODUCTION AND SIZE

All Reports will be clean-typed and reproduced by gestetner, offset or similar method. An upright letter size (8 1/2" x 11") format is preferred.

(3) MAP PREPARATION AND REPRODUCTION

All base mapping is to be fair drawn in ink on dylar or equal drafting material. For graphic effect, working drawings for discussion or display purposes or for subsequent use as hearing exhibits may be prepared using colour marking pens or other suitable materials on contact prints of the base mapping. All maps which will form part of the Reports will be photographically reduced and printed.

(4) UNITS OF MEASUREMENT

All measurements in the Reports will be stated in metric units with their imperial equivalents shown in brackets.

SECTION 6. PROJECT SCHEDULING AND TIMING

The Consultant will estimate the time required to complete each Study component set out in Section 2. While no project deadline has been established, the project should be completed in a timely but thorough fashion. A maximum time frame of 6 months has been suggested.

SECTION 7. PROJECT TEAM

TEAM MEMBERS

A list of personnel to be assigned to the Study is to be provided, together with the role to be played by each (e.g. Project Manager, Senior Land Use Planner).

(2) RESPONSIBILITIES

The responsibilities of each team member should be described in such categories as attending project meetings, preparing reports and providing day-to-day liaison on the Study.

SECTION 8. COST ESTIMATES

The Consultant will provide an estimate for each of the 3 Study phases as well as the upset cost to carry out the complete Study. The estimates should include both fees and expenses.

SECTION 9. STATEMENT OF INTEREST

To avoid possible conflicts of interest, the submission should be accompanied by a statement indicating that the Consultant is not currently, or will not during the course of the Study, work for any of the following landowners:

Goldfan Holdings Limited
Acton Holdings Limited
Julian Zajac
Kesmark Corporation Limited
Cedar Road Investments Limited
P. Civiero Investments Limited
Landawn Shopping Centres Limited
281492 Ontario Limited
Alteo

APPENDIX VII

(Public Consultation)

APPENDIX VII: PUBLIC CONSULTATION

The public consultation program undertaken as part of the Acton Urban Area Review Study process leading to the preparation of this Official Plan Amendment can be subdivided into three parts as follows:

1. Meetings of the Halton Hills Urban Areas Review Steering Group.

2. Public meetings on the Acton Urban Area.

3. Regional Municipality of Halton Council and Planning and Public Works Committee Meetings Reviewing the Acton Urban Area Review Study and its Progress.

The following material is documentation of the public consultation process and opportunities for input regarding the Acton Urban Area.

1. Halton Hills Urban Areas Review Steering Group

In March 1980, both Councils for the Town of Halton Hills and the Regional Municipality of Halton formed a Steering Group, the Halton Hills Urban Areas Review Steering Group, to direct the Georgetown and Acton Urban Areas Review. This Steering Group consists of the Mayor of the Town of Halton Hills; the Chairman of the Halton Regional Council; Chairman of the Town of Halton Hills Subsidiary Planning Committee; and the Chairman of the Region of Halton Planning Committee. In addition to these, there were also representatives of local and Regional Departments including Planning, Engineering and Public Works, and the Region of Halton Business Development Department. An Ontario Ministry of the Environment representative also sat on the Steering Group (Attachment "A").

The Steering Group first met on March 24, 1980. From March 1980 to February 1982 the Steering Group held a total of 13 meetings at which the Acton Urban Area Review Study was discussed and its progress reviewed. On February 12, 1982, the Steering Group reviewed the summary and analysis of comments received from the public meeting held on December 8, 1981. At that time the Steering Group also approved the two reports, (The Acton Urban Area Review Study: Study Report, February 1982, and the Acton Urban Area Review Study: Background Report, October 1981) prepared by the consultants and recommended that they be used as a basis in the preparation of the local Plan and the Regional Official Plan Amendment regarding the Acton Urban Area.

The Minutes of the Halton Hills Urban Areas Review Steering Group meetings are available at the Halton Region Planning and Development Department office.

2. Public Meetings on the Acton Urban Area

A public meeting was held in Acton on December 8, 1981 which was advertised in the local newspapers two consecutive weeks prior to that date. About 50 members of the public attended this meeting (see Attachment "B"). The purpose of this public meeting was to obtain public input on the development scenario for the Acton Urban Area (refer to Attachment "C-1"). The submissions and comments received from this public meeting were considered in the preparation of the Acton Urban Area Review Study Report, February 1982, and on which this amendment is primarily based.

A meeting of the Planning and Public Works Committee, which was advertised in newspapers throughout the Region (refer to Attachment "C-2") as a public meeting, was held on December 15, 1982 regarding adoption of the proposed amendment to the Official Plan for the Halton Planning Area.

3. Regional Municipality of Halton Council and Planning and Public Works Committee Meetings Reviewing the Acton Urban Area Review Study and its progress

Action and information reviewed by the Regional Planning and Public Works Committee and Regional Council regarding the Acton Urban Area Review are listed as follows with attachments as noted:

a) Council, on 80 11 05, approved the terms of reference for the Halton Hills (Acton) Urban Area Review Study and authorized the Halton Hills Urban Area Review Steering Group to select a consultant to undertake the Study (see Attachment "D").

b) The Planning and Public Works Committee received a presentation on the Acton Urban Area Background Study results and were informed of the progress of the Study on 81 04 27 (see Attachment "E").

c) Regional Council, on 81 12 02, received the draft Acton Urban Area Review Study Report and authorized that a public meeting be held jointly by the Town of Halton Hills and the Region of Halton, on December 8, 1981 at the Acton High School, to receive public input on the findings of the study (see Attachment "F").

d) Regional Council received the Acton Urban Area Review Study: Background Report, October 1981, and the Acton Urban Area Review Study: Study Report, February 1982, on 82 03 17 and directed Regional staff to prepare a proposed Amendment to the Official Plan for the Halton Planning Area based on the findings and recommendations of these two reports. At that time it was also requested that the Town of Halton Hills' consultant use these reports as a basis for the preparation of the Town of Halton Hills Official Plan (see Attachment "G").

e) Regional Council, on 82 05 19, authorized the circulation of Proposed Amendment No. 3 to the Official Plan for the Halton Planning Area to the Area Municipalities, Provincial agencies, and affected landowners for comment. Staff were instructed to analyze all comments received and revise, if necessary, the proposed amendment. In addition, Council authorized the placement of Notices in newspapers across the Region advertising the meeting of the Planning and Public Works Committee, at which the revised amendment is considered for adoption, as a public meeting (refer to Attachement "H").

The Halton Hills (Acton) Urban Area Review was undertaken jointly by the Regional Municipality of Halton and the Town of Halton Hills. Consequently, all action and information received and reviewed by the Regional Planning and Public Works Committee and Council regarding the Acton Urban Area Review, as noted above, was also received and reviewed by the Town of Halton Hills Subsidiary Planning Committee and Council (but on different dates) and thereby provided additional opportunities for public involvement.

THE REGIONAL MUNICIPALITY OF HALTON

Attachment "A"

RESOLUTION NO. _____

DATE March 5, 1980

Moved by: E. Wood Seconded by: D. Gordon

1. THAT the terms of reference for a study of the Halton Hills, Urban Areas, submitted in conjunction with D.R.P. 21/80 dated 80 02 13, be approved.

2. THAT a Steering Group consisting of:

   a) Mayor of the Town of Halton Hills,

   b) Chairman of Subsidiary Planning Committee, Town of Halton Hills,

   c) Chairman of Halton Regional Council

   d) Chairman of Planning Committee, Region of Halton, and representatives from:

      a) Planning Department, Town of Halton Hills

      b) Engineering Department, Town of Halton Hills

      c) Planning Department, Region of Halton

      d) Public Works Department, Region of Halton

      e) Business Development Department, Region of Halton

      f) Ministry of Environment, Ontario

   be formed to direct the above study.

3. THAT the Steering Group invite several consultants (or consortiums of consultants) to submit a proposal detailing study approach, tasks to be performed, and cost estimates for the study.

"J. N. RAFTIS"
CHAIRMAN

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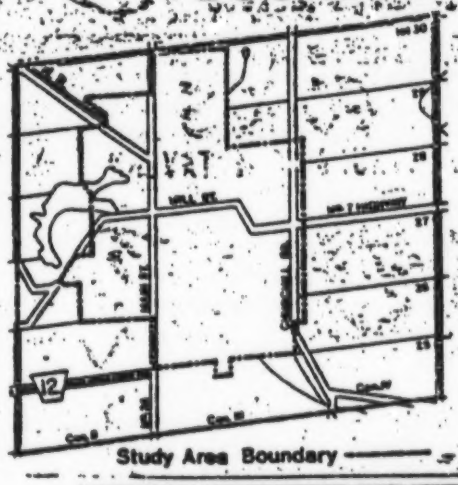
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

Attachment "B"

THE TOWN OF HALTON HILLS AND THE REGION OF HALTON

NOTICE OF PUBLIC MEETING
ACTON URBAN AREA BOUNDARY STUDY

Herald Nov. 25/81 Dec. 4/81



The Halton Hills Urban Areas Review Steering Group will conduct a joint public meeting on behalf of the Town of Halton Hills and the region of Halton to present the final report of the Halton Hills Acton Urban Area. The foregoing will involve the presentation of the Consultant's Report on the Acton Urban Area Boundary Study.

All interested citizens and property owners welcome.

TIME: Tuesday, December 8th at 7:00 p.m.

LOCATION: Acton High School Auditorium - Churchill Road North of Highway No. 7

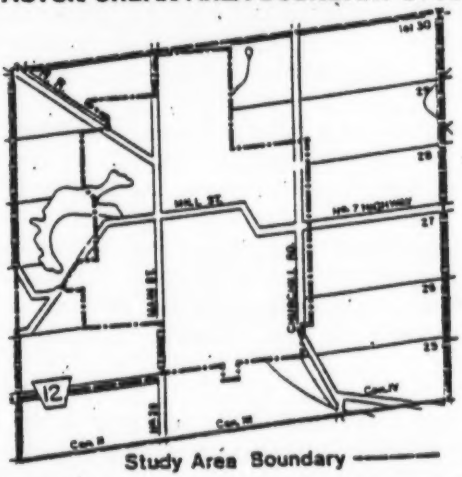
M.P. Venditti, B.A., M.A.
Planning Director,
Town of Halton Hills.
877-5185

Town of HALTON HILLS
877 5185

THE REGION OF HALTON

NOTICE OF PUBLIC MEETING
ACTON URBAN AREA BOUNDARY STUDY

Acton Free Press Nov. 25/81 Dec 2/81



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Planning Director,
Town of Halton Hills.
877-5185

REGIONAL MUNICIPALITY OF HALTON

TOWN OF HALTON HILLS

Halton Hills (Acton) Urban Area Review Study (Part One)

Public Meeting

1981 12 08 * 7 pm * Acton High School

A G E N D A

7:00 - 7:10 pm	Introduction—Councillor Mike Armstrong, Chairman, Halton Hills Urban Areas Review Steering Group
7:10 - 8:00 pm	Presentation of Study Results—Mr Ken Taylor, Proctor and Redfern Limited
8:00 - 8:45 pm	Questions and Answers
8:45 - 9:00 pm	C O F F E E B R E A K
9:00 - 10:00 pm	Informal Workshop

* * * * * * * * * * *

Your comments on this Study are appreciated. Please use the REVERSE SIDE for your comments or send us a brief by 1981 12 31. Thank you for coming out to this meeting.

MINUTES

Halton Hills (Acton) Urban Area Review Study

Minutes of the Halton Hills (Acton) Urban Area Review Study public meeting held on Tuesday, December 8th, 1981 at 7:00 p.m. at the Acton High School.

PRESENT: Chairman, Councillor M. T. Armstrong; Mayor P. D. Pomeroy; K. R. Richardson; M. P. Venditti; B. D. MacLean; D. Y. Perlin; R. Mohammed; R. Cripps; K. Taylor, Proctor and Redfern.

The Chairman opened the meeting by introducing the Steering Group members and the consultant, Ken Taylor who in turn introduced and explained the study and how it was conducted. The Chairman also advised that the last date for submissions with respect to the study would be December 31st, 1981.

Mr. Taylor explained that a Steering Group was organized to look into a study to determine an appropriate boundary for insertion into the Official Plan. The studies undertaken were of growth and annexation to determine future boundaries to accommodate the future growth of the community. The results of all these studies were contained in the Background report previous to this Study Report. As a result of that, a growth scenario was calculated to be 10,000 by the year 2001. In conjunction with this growth and land use study, the water supply and sewage treatment system was taken into account. From discussions with the Ministry of the Environment, an understanding was reached regarding sewage treatment for approximately 10,000 persons plus an additional 57 acres of non-residential land. M.O.E. will not permit any further expansion of the plant when this is reached.

The Chairman thanked Mr. Taylor for his presentation and asked the public if they had questions with regard to the proposed Acton Urban Area.

Mr. A. Wise asked Mr. Taylor if he had considered the cost of servicing the additional area. Mr. Taylor advised him that various engineers did look at other communities based not on dollars and cents but on the efficiency of these communities.

Mr. Wise then asked if these papers were available. Mr. Taylor explained that this had been incorporated into the final study and an important consideration was the proximity to existing servicing.

Mr. B. Knotenboome asked about the cost of new sewers for this new boundary and would there not be a cheaper way of doing this? Mr. Taylor advised that reconstruction on Churchill Road may allow for oversizing of watermains for this new area and the water supply system would come from the north to service this area to connect to the Sewage Treatment Plant. Mr. R. Mohammed stated that they should take a further look at Mr. Knotenboome's questions and suggested he submit his comments in writing so that the Steering Group would have them on file and be able to respond.

Ms. Wendy Nott stated she is representing a client who has an Official Plan amendment on file for industrial land. She felt that Mr. Taylor has not been made aware of this and would like the Steering Group to make sure he becomes aware of it. The Chairman advised her that it would be dealt with in January of 1982 and that she should submit her comments in writing prior to December 31st, 1981.

As there were no further questions, the Chairman thanked everyone for attending the meeting and same adjourned at 8:00 p.m.

Attachment "C-2"

THE REGIONAL MUNICIPALITY OF HALTON

NOTICE OF PUBLIC MEETING

All interested persons are invited to attend a Public Meeting of the Planning and Public Works Committee

ON

AMENDMENT NO. 3 TO THE OFFICIAL PLAN
FOR THE HALTON PLANNING AREA

ACTON URBAN AREA

Date: WEDNESDAY, December 15, 1982

Time: 9:00 a.m.

Location: Regional Administration Building
1151 Bronte Road, Oakville
Committee Room #1

Copies of Amendment No. 3 may be viewed at the office of the Regional Clerk or the Department of Planning and Development, at 1151 Bronte Road, Oakville. This document may also be reviewed at the Town of Halton Hills Planning Department, 232 Guelph Street, Georgetown, between 8:30 a.m. and 4:30 p.m. weekdays.

If you wish to appear as a delegation at the Public Meeting, or receive a copy of Amendment No. 3, please contact the Regional Clerk at 827-2151, Ext. 334, prior to the Meeting.

David Varley
Regional Clerk

THE REGIONAL MUNICIPALITY OF HALTON

Attachment "D"

RESOLUTION NO. _____

DATE November 5, 1980

Moved by: P. McLaughlin Seconded by: M. Anderson

1. THAT the terms of reference, attached to D. R. P. Report No. 143-80 for Stage I of the Halton Hills (Acton) Urban Area Review Study, be approved;

2. THAT staff be directed to seek proposals based on these terms of reference from the five consultants short-listed for the Halton Hills (Georgetown) Urban Area Study;

3. THAT the Halton Hills Urban Areas Review Steering Group be empowered to interview the five consultants and select one to undertake Stage I of the Acton Study;

4. THAT, upon approval by the Halton Hills Urban Areas Review Steering Group of a consultant, the Regional Chairman and Regional Clerk be authorized to sign the necessary documents pertaining to an agreement with the selected consultant to undertake the Stage I Study provided the Town of Halton Hills agrees;

5. THAT the cost of this Stage I Study be shared between the Town of Halton Hills and the Region of Halton with the final cost sharing arrangements to be worked out to the satisfaction of the Halton Hills Urban Areas Review Steering Group.

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REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J. N. RAFTIS"
REGIONAL CHAIRMAN

FOR INFORMATION ONLY

THE REGIONAL MUNICIPALITY OF HALTON

Attachment "E"

Report to: Chairman and Members of the Planning & Public Works Committee — Date: 81 04 23

From: Director of Regional Planning — Report No.: D.R.P. 51/81

Re: Acton Urban Area Review

Mr. Chairman and Members:

On November 5, 1980 Regional Council approved the Terms of Reference and empowered the Halton Hills Urban Areas Review Steering Group to select a consultant to undertake the Stage I Acton Urban Area Review Study. Subsequently, on January 19, 1981, the Steering Group selected and authorized the Proctor and Redfern Group to proceed on the Study for the purpose of fixing the Urban Area boundaries and the land use designations within the selected boundaries of Acton.

The Terms of Reference for the Acton Urban Area Review Stage I Study describes 3 Phases through which the Study is to proceed to completion by July of this year. These are:

Phase I	Project Organization
Phase II	Research and Analysis
Phase III	Urban Design.

Proctor and Redfern have suggested that a public meeting be held in early May prior to undertaking the urban design Phase of the Study, for the purpose of soliciting input from the general public on the findings of the Phase II Research. It was the feeling of the Steering Group that, prior to any such public meeting, Proctor and Redfern make a verbal presentation separately to the Regional Planning & Public Works Committee and the Town of Halton Hills Subsidiary Planning Committee regarding their findings to date and thus, the reason for today's Presentation. As a result, Mr. Ken Taylor of Proctor and Redfern will make such a verbal presentation at the April 28th meeting of the Town of Halton Hills Subsidiary Planning Committee and again today to this Committee.

This presentation and the one that would be made to the general public will essentially be similar. The purpose of these presentations is not to provide any recommendations with respect to preferred land-use designations for the Acton Urban Area at this time, but rather for the purpose of keeping the Town, the Region and subsequently the public informed

as to the progress of the Study and to receive any input or areas of concern before proceeding with the final phase of the Study.

Respectfully submitted,

R. Mohammed,
Director of Regional Planning.

PH:mab

Attachment "F"

THE REGIONAL MUNICIPALITY OF HALTON

RESOLUTION NO. _____

DATE December 2, 1981

Moved by: B. Clements

Seconded by: R. Bird

1. THAT the Draft Final Report of the Halton Hills (Acton) Urban Area Review, dated November 1981, by Proctor and Redfern Limited be received.

2. THAT the Halton Hills Urban Areas Review Steering Group be authorized to hold a joint public meeting for both the Town of Halton Hills and Halton Region to receive public input on the findings of the said Study;

3. THAT, upon completion of the public meeting process, the Halton Hills Urban Areas Review Steering Group report back to the Town and Regional Councils on final recommendations on the Acton Urban Area boundary issue.

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REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

"J. N. RAFTIS"
REGIONAL CHAIRMAN

THE REGIONAL MUNICIPALITY OF HALTON Attachment "F" con't.

Chairman and Members of Planning and Public Works Committee, and
Chairman and Members of Subsidiary Planning Committee, Town of Halton Hills

Report to

From R. Mohammed, Director of Planning and Development
M. Venditti, Planning Director, Town of Halton Hills

Date 1981 11 16

Report No. D.P.D. 143/81

Re: Halton Hills (Acton) Urban Area Review Study, Draft Final Report

RECOMMENDATIONS

1. That the Draft Final Report of the Halton Hills (Acton) Urban Area Review, dated November 1981, by Proctor and Redfern Limited, be received;

2. That the Halton Hills Urban Areas Review Steering Group be authorized to hold a joint public meeting for both the Town of Halton Hills and Halton Region to receive public input on the findings of the said Study;

3. That, upon completion of the public meeting process, the Halton Hills Urban Areas Review Steering Group report back to the Town and Regional Councils on final recommendations on the Acton Urban Area boundary issue.

EXECUTIVE SUMMARY

The Acton Urban Area Review was begun in late 1980 under the direction of the Halton Hills Urban Area Review Steering Group to determine the most appropriate Urban Area boundary for Acton. The Review was divided into two parts. The first part was to review in the

context of the existing sewage treatment plant capacity only. The second part was only to proceed if the Minister of the Environment indicated that there was sufficient promise in the possibility of plant expansion to warrant the spending of considerable funds on a sewage treatment plant review similar to that done in Georgetown. So far the Minister has not commented on the latter issue and therefore only Part 1 of the Review has been done. As stated, it utilizes the existing sewage treatment plant capacity as its basis. The Part 1 Study was carried out by the consulting firm of Proctor and Redfern Limited. It is now completed with a Background Report (October 1981) and a draft Study Report (November 1981). These reports are available in the Regional Councillors' Library. Authorization is sought from both the Town and Regional Councils to proceed with a public meeting to receive public input, following which the Steering Group will report back to Councils on the final recommendations on the Acton Urban Area boundary issue.

REPORT

In early 1980 (D.R.P. 21/80), the Councils of Halton Region and the Town of Halton Hills struck a Steering Group consisting of members of both Councils and staffs to oversee studies towards resolving the Urban Area boundaries of both Acton and Georgetown. These boundaries and related policies as contained in The Regional Plan have been deferred by the Minister of Municipal Affairs and Housing when the Regional Plan was approved in August 1980 pending completion of such studies.

The Review was divided into two parts. The first part was to review in the context of the existing sewage treatment plant capacity only. The second part was only to proceed if the Minister of the Environment indicated that there was sufficient promise in the possibility of plant expansion to warrant the spending of considerable funds on a sewage treatment plant review similar to that done in Georgetown. So far the Minister has not commented on the latter issue and therefore only Part 1 of the Review has been done. As stated, it utilizes the existing sewage treatment plant capacity as its basis.

In November 1980, the consulting firm of Proctor and Redfern Limited was engaged to undertake the Part 1

study to determine the most appropriate Urban Area boundary for Acton given the condition that the Acton sewage treatment plant capacity is limited at 1 million gallons daily (MGD). By October 1981, the consultants had essentially completed the study, with the production of a Background Report (October 1981), and a Draft Study Report (November, 1981). Copies of these reports are lodged in the Regional Councillors' Library. (Town Councillors will receive a copy of the draft Study Report under separate cover.)

The Background Report provides technical and research information while the Study Report summarizes the findings and recommends an Urban Area boundary for Acton. Essentially, the Study recommends an Urban Area similar to that in the Halton Region Official Plan with the addition of about 60 hectares of land mainly for residential use to the east of the existing urban boundary. This will provide for an urban population of 10,000 and the development of about 80 hectares of industrial land, of which only 20 hectares will be on partial or private servicing (similar to Milton's Amendment 7 area). The exact location of these 20 hectares is to be determined through proper studies. This approach of providing for flexibility in industrial development will be addressed in the forthcoming Amendment on water and sewer policies to the Regional Official Plan. The Acton Urban Area boundary as recommended by the Study will follow well defined lines as indicated on the attached map.

The Steering Group has reviewed the draft Study Report with the Consultants, and would like to receive public input on the Study recommendations, as required by the original Terms of Reference for the Steering Group. It is intended that, with authorization from both Town and Regional Councils, a public meeting on the Study can be held in the Acton area in the early part of December, 1981. Following a reasonable period to allow for the receipt of written comments, the Consultant will modify the Study recommendations accordingly for the Steering Group to bring forth to Town and Regional Councils. Town and Regional staffs will then at that time lay out the necessary process relating to the respective Official Plans to bring the Acton Urban Area issue to a final settlement based on current sewage treatment plant capacity.

Respectfully submitted,

R. Mohammed,
Director of Planning
and Development,
Halton Region

M. Venditti,
Planning Director,
Town of Halton Hills

HKW/kk

THE REGIONAL MUNICIPALITY OF HALTON

Attachment "G"

RESOLUTION NO. _____

DATE March 17, 1982

Moved by: B. Clements

Seconded by: D. LaCombe

1. THAT Regional Staff be authorized to proceed with the preparation of a Proposed Amendment to the Regional Official Plan based on the findings and recommendations of the Halton Hills Urban Areas (Acton) Background and Study Reports and to undertake all other necessary actions in accordance with the amendment process.

2. THAT the Acton Urban Area Review Study Report and Acton Urban Area Review Background Report prepared by the Proctor and Redfern Group be received and the Town of Halton Hills be requested to direct its Consultants to use these reports as a basis for the preparation of the Town of Halton Hills new Official Plan.

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REGIONAL MUNICIPALITY OF HALTON
Regional Clerk

"J. N. RAFTIS"
REGIONAL CHAIRMAN

THE REGIONAL MUNICIPALITY OF HALTON

Attachment "H"

RESOLUTION NO. _____

DATE May 19, 1982

Moved by: W. Johnson Seconded by: G. Krantz

THAT the Regional Clerk be instructed to circulate proposed Regional Official Plan Amendment No. 3 (Acton Urban Area) to Area Municipal Councils, Provincial Agencies and affected Landowners with a request for comments to be returned by June 18, 1982.

THAT staff be instructed to analyze all comments received and revise, if necessary, the proposed Official Plan Amendment No. 3 for adoption by Regional Council.

THAT the Regional Clerk be authorized to place notices in local newspapers in the Region advertising the meeting of the Planning and Public Works Committee, at which the revised version of Official Plan Amendment No. 3 is considered for adoption, as a public meeting.

CERTIFIED A TRUE COPY
REGIONAL MUNICIPALITY OF HALTON
.....
Regional Clerk

J.N. Raftis
REGIONAL CHAIRMAN